

Teale Phelps Bondaroff: Your Promises Mean Nothing

He promised to review Saanich's complaint-driven bylaw system. He moved notices on residents' homes instead, and cut residents off at the microphone. Drawn from his platform, his press statements and Saanich's own minutes and meeting recordings, 2022 to 2026.

What the record shows

1. In 2022 Teale Phelps Bondaroff told Saanich voters he would move for a review of the District's complaint-driven bylaw system, improve secondary suite policies while protecting renters, create an Accessibility Advisory Committee, hire a social planner and reduce noise pollution [1]. In four years the minutes record no motion from him on any of the first four. He moved or seconded six notices on the titles of residents' homes [3].
2. He brought twenty-three notices of motion. Nineteen asked another government, or the Union of BC Municipalities, to act [3]. None addressed bylaw enforcement, notices on title, or how residents are heard at Council.
3. When residents came to the microphone, he called points of order on them twelve times, stopping speakers mid-sentence and, on one occasion, suggesting Council "move on to the next speaker" [22].
4. He told a reporter he had reviewed Saanich's important bylaws and that the blasphemy ban was on his to-do list. It is still law [10][11]. He moved the notice on my home when no one was there to answer it, then moved to keep it after hearing why, and sent me to court with "wish them luck" [24][25].

Scope

5. This review covers November 7, 2022, when the current Council was sworn in, to July 13, 2026, the latest Council minutes in the record searched. It compares his published platform and press statements with Council minutes and meeting recordings.
6. The author, Christopher Caddell, owns 938 Ambassador Avenue and is in active litigation with the District of Saanich. This report is separate from that litigation. It is an independent analysis produced with a search engine built for the litigation, which indexes every open Saanich Council meeting since September 2017 (495 meetings and 12.2 million transcribed words) together with the District's agendas, minutes and financial statements. Every statement of fact is tied to a public record listed at the end.

The 2022 platform against the record

Promise (teale.ca, 2022)	Record, November 2022 to July 2026
"I will move for a review of Saanich's complaint-driven bylaw system, and look for ways to make enforcement more equitable and effective."	No motion from him. On February 5, 2024 Councillor Chambers' motion on the complaint-driven system was replaced by a referral of "the issue of bylaw enforcement" to strategic planning. He asked only what was being referred. No motion from him on bylaw enforcement followed [3][4].
"I will work to improve Saanich's garden and secondary suite policies to empower community members to create more rental housing, while working to protect renters."	He moved or seconded six Section 57 notices on residents' titles, including 938 Ambassador Avenue, where Council was told of an unpermitted basement suite and rental cottage, and 1845 Fairburn Drive, where the owner told Council minutes earlier that he had paid a designer \$10,000 of a \$30,000 fee [3][6][25].
"I will push for the creation of an Accessibility Advisory Committee."	No motion from him and no such committee in the minutes searched [3].
"I will work to hire a social planner."	No motion from him. Minutes of March 5, 2025 list a social planner only as "a consideration" [8].
"Reducing water, noise, light, and air pollution is essential."	No motion on gas leaf blowers, which he told Council in 2024 he had proposed years earlier [9]. His noise motion asked UBC to have the Province explore noise cameras [14].

Promises in the chamber and to the press

7. Bylaw enforcement. On February 5, 2024, when Council referred "the issue of bylaw enforcement" to strategic planning, he told Council the referral went beyond the original motion "in a good way" because a broader conversation was needed. He brought nothing to that conversation. The minutes from February 2024 to July 2026 record no motion, question or notice of motion from him on bylaw enforcement [3][4].
8. Leaf blowers. On May 6, 2024 he told Council he had proposed exploring a ban on gas-powered leaf blowers, and that removing noise items from the strategic plan bike rack would be in bad faith. He never moved a leaf blower motion [3][9]. On April 27, 2026 a resident raised that unkept commitment at open forum and was stopped on a point of order [15].
9. Blasphemy and the bylaw review. On June 6, 2025 Saanich News reported his statement that on election he reviewed the District's important bylaws, found blasphemy prohibited in Saanich parks, considered that unconstitutional, and had it on his to-do list [10]. Section 15 of the Parks Management and Control Bylaw still prohibits "blasphemous" language [11], and the Ticket Bylaw still makes it a \$100 offence [12]. On July 15, 2024, eleven months before the interview, he moved final reading of an amendment to the same bylaw and left section 15 untouched [13].
10. Lobbyist registry. In February 2023 he voted to add a lobbyist registry to the strategic plan, telling the Times Colonist the public should know who Council is speaking with [16]. On May 12, 2025 he seconded Councillor Chambers' motion to add the Lobby

Register to the strategic plan, then voted against it. It failed one to seven [17]. A month later Council adopted his resolution asking UBCM to request a provincial opt-in registry [18]. The Province declined [19]. Saanich has no registry.

11. Community engagement. Launching his 2026 campaign, he said community engagement had been "very important in this term" and that he wants Council to engage a wider range of people [2]. The record of his conduct when residents spoke is set out below.

Where his motions went

12. From January 2023 to June 2026 the minutes record twenty-three notices of motion from him. Nineteen asked the Province, the federal government, UBCM or the Association of Vancouver Island and Coastal Communities to act: means-tested traffic fines, traffic cameras, tax exemptions for places of worship, climate cost data, ICBC odometer data, period poverty (twice), noise cameras, the Coastal Marine Strategy, feral rabbits, a School District 61 electoral model, European elevator standards, a lobbyist registry, housing as a human right, student ferry fares, student food security, mobility scooters in bike lanes, team-based primary care and free youth transit [3][20][21].
13. Several did not survive Council. The places-of-worship resolution was defeated one to eight [20]. His February 5, 2024 period-poverty motion found no seconder [4]; a second version was withdrawn on August 12, 2024 [14]. On February 9, 2026 Council refused, two to seven, to hear his student ferry motion early because insufficient notice had been given [21].

Residents at the microphone

14. The transcripts record him calling points of order on members of the public twelve times:

Date	Speaker and subject	His point of order
Jun 20, 2023	Sasha Isard; Mehdi Najari, public hearing	Asked the chair to direct Isard to "focus on new content"; stopped Najari
Jun 26, 2023	Mr. Donaldson, PKOLS dogs	Asked that speakers be reminded not to identify individuals; the clock ran out during the point of order and Donaldson was not allowed to finish
Dec 11, 2023	Ms. Hamill, open forum	"I think this item might be out of order"
Feb 5, 2024	Gallery	Reminder to avoid side commentary
May 6, 2024	Sasha Isard, open forum, local area plans	Said Council "cannot receive more information"; Isard was stopped after fourteen seconds
Sep 23, 2024	Mehdi Najari, open forum	Reminder not to call out the Mayor
Nov 4, 2024	Resident, public input	Asked that the speaker be made to repeat an apology
Jan 13, 2025	Mehdi Najari	Raised a point of order on a resident's conduct at a previous meeting before Najari spoke

Date	Speaker and subject	His point of order
Feb 11, 2025	Resident, OCP	Reminder not to address individual members of Council
May 12, 2025	Resident alleging a conflict of interest	Reminder to speak to all of Council
Sep 8, 2025	Ms. Dixon, asking what candidates may promise voters	Said she was "straying from the agenda"
Jun 16, 2026	Mehdi Najari, development plan	"Three points of order is enough I suggest we move on to the next speaker"; Najari was muted

15. That is the record of the councillor who now campaigns on engagement [2][22].

Conduct in the chamber

16. In the same period the transcripts record him moving a rezoning "at tiktok speed" (June 9, 2025), describing the removal of two growth hubs from a neighbourhood plan as "we unalived two hubs" (February 2026), directing colleagues to "see my TikTok" for a list (March 16, 2026), and making a "shameless plug" from the dais for an event at Rutledge Park (June 10, 2026), where he launched his 2026 re-election campaign [2][23].

Reems at his elbow

17. November 20, 2023: he moved the notice on 938 Ambassador Avenue on a report endorsed by Brent Reems as Chief Administrative Officer [5][24].
18. February 5, 2024: when Council debated the complaint-driven bylaw system, Reems told Council his "preference would be to refer the topic." Council referred bylaw enforcement to strategic planning. Councillor Phelps Bondaroff told Council the referral went beyond the original motion "in a good way." His 2022 promise to move a review of the complaint-driven system went into that referral and did not come out [4].
19. July 14, 2025: before the vote, Reems told Council the search "was lawfully conducted" and that he "certainly did not hear any specific details" of the injury. Councillor Phelps Bondaroff moved to confirm the notice [31][25].

938 Ambassador Avenue

20. On November 20, 2023 he moved the notice on the title of 938 Ambassador Avenue, with no one present for the owner, and the notices on 3838 Epsom Drive and 4573 Prospect Lake Road at the same meeting [24]. He seconded three more: 67 Cadillac Avenue (January 20, 2025), and 1845 Fairburn Drive and 323 Conway Road (June 9, 2025) [7][29].
21. On July 14, 2025, on reconsideration, his own question established that the District had been told on April 6, 2023 to deal with the owner through his lawyer. He then moved that Council confirm the notice he had moved in 2023. Speaking to it, he said the

constitutional issues were outside Council's jurisdiction: "wish them luck in court, I suppose." It carried nine to nothing [25].

Facilitating the hostage loop

22. The hostage loop is how every Section 57 notice works. The District investigates the owner, enforces against him, can prosecute him, registers the encumbrance on his title, and then decides, at the same Council table and on the advice of the same staff, whether it comes off. The only key is compliance as the District defines it: the owner is forced to open his private dwelling to the same bylaw officers who built the case against him, pays for permits, consultants and whatever remedial work they then order, and pays the District \$500 at the end. Until he does, the notice stays on title and the sale of his home is affected. The only appeal from Council's refusal is to court, at his expense.
23. Creation. The October 31, 2023 report recommended the notice because it "will reduce Saanich's liability exposure on this file" [5].
24. The key. Council was told the notice comes off for a \$500 fee once the property is brought into compliance with all regulations [5][27]. The \$500 is only the District's registration fee. For this house, meeting the building permit requirements alone costs a minimum of \$100,000 in consulting fees, and remedial work ordered inside the dwelling could reach \$250,000.
25. Who holds the key. Since Bylaw No. 9694 (2021), occupancy inspection and entry authority under the Zoning Bylaw extends to bylaw enforcement officers [28]. The October 31, 2023 report told Council the violation was confirmed "by the Bylaw Officer" [5].
26. The review. On June 23, 2025 the Corporate Officer told Council that staff recommended against removal because the contraventions "impact life and safety on the property" [26]. On July 14, 2025, asked whether the owner could have more time, staff answered "the opportunity is tonight." Council confirmed the notice nine to nothing [25].
27. Councillor Phelps Bondaroff closed the loop at both ends: he moved the notice and moved its confirmation, then directed the owner to court while the encumbrance only Council could lift stayed on title. No motion, question or notice of motion from him in four years addresses how a notice is removed, who decides, or what an owner must do to get one lifted [3].

Conflicts and overlapping roles

28. Searches of the minutes found no declaration of conflict of interest by him [3]. His overlapping roles include library board trustee while Council funds the library [30], research coordinator for the BC Hum st Association while publicly identifying, but not moving to l, the blasphemy provision [2][10], and candidate for the CRD board [2].

Sources

- [1] teale.ca, "Teale's Vision for Saanich" (2022 platform), accessed October 2, 2026.
- [2] Times Colonist, 2022 candidate profile; Island Social Trends, July 11, 2026; Martlet, July 2026; CHEK News, September 2026; Victoria Buzz, September 2026.
- [3] District of Saanich Council, Committee of the Whole and Special Council minutes, November 7, 2022 to July 13, 2026, as held in the minutes archive.
- [4] Council meeting video transcript, February 5, 2024 (clip 832, approx. 9887 to 10420 s); Council minutes, February 5, 2024.
- [5] District of Saanich, Report to Council, Notice on Title - 938 Ambassador Avenue, October 31, 2023.
- [6] Council meeting video transcript, June 9, 2025 (clip 1048, approx. 1438 to 1452 s).
- [7] Council minutes, June 9, 2025, 1845 Fairburn Drive and 323 Conway Road.
- [8] Minutes of March 5, 2025, as held in the minutes archive.
- [9] Council meeting video transcript, May 6, 2024 (clip 872, approx. 284 to 330 s and 6570 to 6700 s).
- [10] Saanich News, "Good God: Saanich bylaw banning blasphemy captures national attention" (June 6, 2025).
- [11] District of Saanich, Parks Management and Control Bylaw, 1997, No. 7753 (consolidated), section 15.
- [12] District of Saanich, Ticket Bylaw, 2010, No. 9029, Schedule 10.
- [13] Council minutes, July 15, 2024, Parks Management and Control Bylaw Amendment Bylaw No. 10037.
- [14] Council minutes, August 12, 2024, UBCM resolutions: period poverty (withdrawn) and noise pollution cameras.
- [15] Council meeting video transcript, April 27, 2026 (clip 1279, approx. 5090 to 5200 s).
- [16] Times Colonist, "Saanich nixes idea of lobbyist registry" (February 2023).
- [17] Council minutes, May 12, 2025, Strategic Plan, Lobby Register vote.
- [18] Council minutes, June 9, 2025, UBCM, Lobbyist Registration.
- [19] Union of BC Municipalities, 2025 EB95 Lobbyist Registration, Provincial Response.
- [20] Council minutes, January 23, 2023, Notices of Motion from Councillor Phelps Bondaroff.
- [21] Council minutes, February 9, 2026, Notices of Motion from Councillor Phelps Bondaroff.
- [22] Council meeting video transcripts: June 20, 2023 (clip 759, 10868 and 12401 s); June 26, 2023 (clip 761, 4825 to 4853 s); December 11, 2023 (clip 814, 508 s); February 5, 2024 (clip 832, 3937 s); May 6, 2024 (clip 872, 284 s); September 23, 2024 (clip 918, 9691 s); November 4, 2024 (clip 948, 1783 s); January 13, 2025 (clip 975, 410 s); February 11, 2025 (clip 991, 6297 s); May 12, 2025 (clip 1034, 1015 s); September 8, 2025 (clip 1121, 2592 s); June 16, 2026 (clip 1324, 11661 s).
- [23] Council meeting video transcripts: June 10, 2024 (approx. 5864 s); June 9, 2025 (approx. 6477 s); February 2, 2026 (approx. 16369 s); March 16, 2026 (approx. 8993 s).
- [24] Council minutes, November 20, 2023, 938 Ambassador Avenue, 3838 Epsom Drive and 4573 Prospect Lake Road.
- [25] Council minutes, July 14, 2025; Council meeting video transcript, July 14, 2025 (approx. 3250 to 3410 s, 3443 to 3452 s, 4075 to 4080 s and 4311 to 4470 s).
- [26] Council meeting video transcript, June 23, 2025 (approx. 1053 to 1140 s).
- [27] Council meeting video transcript, November 20, 2023 (approx. 171 to 310 s).
- [28] Council minutes, May 3, 2021 and June 21, 2021, Bylaw No. 9694.
- [29] Council minutes, January 20, 2025, 67 Cadillac Avenue.

[30] District of Saanich, 2024 Annual Report, Saanich Council 2024 Appointments.

[31] Council meeting video transcript, July 14, 2025 (approx. 3995 to 4080 s).